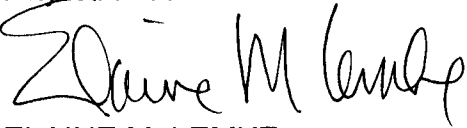


ANALYSIS

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code relating to establishing the Southeast Antelope Valley Community Standards District.

RAYMOND G. FORTNER, JR.
County Counsel

By 

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:di

2/28/07 (requested)

5/31/07 (revised)

ORDINANCE NO. 2007-0077

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code relating to establishing the Southeast Antelope Valley Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards district is added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...
<u>32</u>	<u>Southeast Antelope Valley</u>	<u>2007-0077</u>	<u>06-26-2007</u>

SECTION 2. Section 22.44.141 is hereby added to read as follows:

22.44.141 Southeast Antelope Valley Community Standards District.

A. Intent and Purpose. The Southeast Antelope Valley Community Standards District ("CSD") is established to protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain. The standards contained in this CSD are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to:

1. Development proposals which are the subject of applications for the following types of permits or approvals that were deemed complete prior to the effective date of this CSD:

a. Director's reviews;

b. Tentative tract maps and parcel maps;

c. General plan amendments and area plan amendments; and

d. Zone changes, conditional use permits, variances, site plan reviews, zoning conformance reviews, or any other zoning permits.

2. Existing buildings or structures, or any additions thereto, provided that:

a. Any change to such building or structure after the effective date of this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and

b. Any addition to such building or structure after the effective date of this CSD does not cumulatively increase its existing floor area by more than 25 percent.

D. Community-wide Development Standards.

1. Design. To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features.

2. Property Maintenance. All portions of any lot or parcel of land that are visible from a public or private street shall be kept free of debris, trash, lumber,

overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.

3. Exterior Lighting. New exterior lighting shall be designed to minimize off-site illumination and glare by deflecting light away from adjacent parcels, public areas, and the night sky, using shields and hoods such that the lighting source is not visible outside the site.

4. Street Improvements. In new residential land divisions, local streets shall comply with the following standards in addition to the applicable provisions of Part 3 of Chapter 21.24:

a. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders, or concrete flow lines;

b. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works; and

c. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works.

5. Street Lights. To preserve the community character, the following shall apply:

a. Street lights shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works; and

b. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the department of public works.

6. Alcoholic Beverage Sales. No business newly engaged in the sale of alcoholic beverages for either on-site consumption or off-site consumption shall be located within 1,000 feet of any public or private school or legally established place of worship.

7. Fences. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.48.160 and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the director.

8. Trails. Except as provided in subsection c, below, all new land divisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Areawide General Plan ("Trails Plan"). Conditions of approval for new land divisions shall require that trail construction be completed by the subdivider and approved by the department of parks and recreation prior to the recordation of the final map for the land division.

a. Trail standards. Trails built pursuant to this subsection shall satisfy the following minimum standards:

i. Feeder routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new land division to a main trails network shown on the Trails Plan; and

ii. Multi-purpose use. The trails shall be designed to accommodate both pedestrian and equestrian uses.

b. Trail maintenance. When trails and feeder routes are not required to be maintained by the department of parks and recreation, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by the department of parks and recreation, by a homeowner's association to which the trail or feeder route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by the department of parks and recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the county.

c. Alternative trail proposal. If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail proposals may be substituted. The alternative trail proposal shall be approved by the department of parks and recreation, not require off-site land acquisitions by the subdivider, and be connected, to the greatest extent possible, to a network of trails shown on the Trails Plan.

E. Zone-Specific Development Standards.

1. Residential and Agricultural Zones. Each new lot or parcel of land created by a land division shall contain a gross area of not less than one acre.

2. Commercial and Industrial Zones.

a. Amenities. For commercial developments and mixed-use developments that include commercial uses, at least two of the following pedestrian amenities shall be provided within the subject property:

- i. Benches;
- ii. Bicycle racks;
- iii. Decorative lights;
- iv. Drinking fountains;
- v. Landscaped buffers;
- vi. Newsstands;
- vii. Planter boxes;
- viii. Special paving materials, such as treated brick, for pedestrian circulation areas;

- ix. Trash receptacles;
 - x. Landscaped trellises or breezeways between buildings; or
 - xi. Other amenities approved by the director.
- b. Yards. All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially- or agriculturally-zoned lot or parcel of land shall:
- i. Have a landscaped area with a width of not less than 25 feet along the property line(s) adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Along the property line(s) not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.
- (A). In commercial zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.
- (B). In industrial zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.

ii. Have side yards for reversed corner lots as required in the adjoining residentially- or agriculturally-zoned lot or parcel of land.

c. Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.

d. Truck Access. Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, lots or parcels of land with multiple street frontages shall permit access to trucks only from the street that is farthest from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.

e. Outside Storage. Outside storage shall be maintained in accordance with the standards and requirements of Part 7 of Chapter 22.52 and so that the items in storage are not visible from adjoining or adjacent public or private streets and adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land at ground level.

f. Business Signs. Except as modified herein, all business signs shall conform to Part 10 of Chapter 22.52.

i. Applicability. The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of this CSD.

ii. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.

iii. Prohibited Signs.

(A). Roof business signs.

(B). Signs painted directly on buildings.

3. All other zones (Reserved).

F. Area-Specific Development Standards. The CSD contains two distinct commercial areas:

1. Area 1 - Palmdale Boulevard Commercial Area.

a. Intent and Purpose. This area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.

b. Applicability. The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map following this section.

c. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

i. Southwestern, Spanish Mission, or Mediterranean architecture, with ceramic tile roof and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the director;

- ii. At least two of the following architectural elements:
 - (A). Arcades;
 - (B). Arches;
 - (C). Awnings;
 - (D). Courtyards;
 - (E). Colonnades; or
 - (F). Plazas; and
 - iii. Variation in roofline and façade detailing such as recessed windows, balconies, offset planes, or similar architectural accents approved by the director. Long, unbroken building facades shall be prohibited.
- d. Yards.
- i. Each lot or parcel of land adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.
 - ii. Parking lots are prohibited in the required front yard area.
 - iii. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include no less than one 15-gallon tree for every 150 square feet of yard area.
 - iv. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the director are permitted within the required front yard area.

2. Area 2 - Pearblossom Highway Commercial Area.

a. Intent and Purpose. This area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.

b. Applicability. The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map following this section.

c. Building Height. All buildings shall be limited to a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.

d. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

i. Western or Southwestern architecture constructed of stucco, wood, adobe, or other materials approved by the director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the director; and

ii. Western or Southwestern style exterior lighting and business signage approved by the director.

e. Yards.

i. Each lot or parcel of land adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.

ii. Parking lots are prohibited in the required front yard area.

iii. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include no less than one 15-gallon tree, for every 150 square feet of yard area.

iv. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the director are permitted within the required front yard area.

G. Modification of Development Standards.

1. Findings. The director may permit modifications from the development standards specified in subsection F, above, where an applicant's request demonstrates to the satisfaction of the director all of the following:

a. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the applicable commercial area; and

c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

2. Application. The procedure for filing a request for modification shall be the same as that for a director's review except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 1,000 feet from the exterior boundaries of the subject property;

b. Two sets of mailing labels for the property owners referenced above;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection G.2.a, above, indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the director within 15 calendar days after receipt of such notice. Copies of the notice shall also be sent to the Sun Village and Littlerock Town Councils.

4. Decision.

a. The director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection G.3, above, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection G.1, above. If the director approves the application, the director shall notify the applicant and all property owners identified in subsection G.2.a, above, of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.

b. If the director denies the application for any reason, the director shall notify the same persons as identified in subsection G.2.a, above, of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

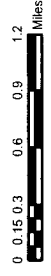
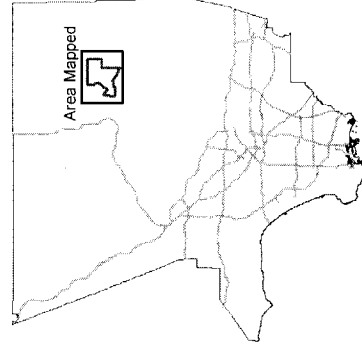
[2208130ELCOCO]

Los Angeles County Southeast Antelope Valley Community Standards District

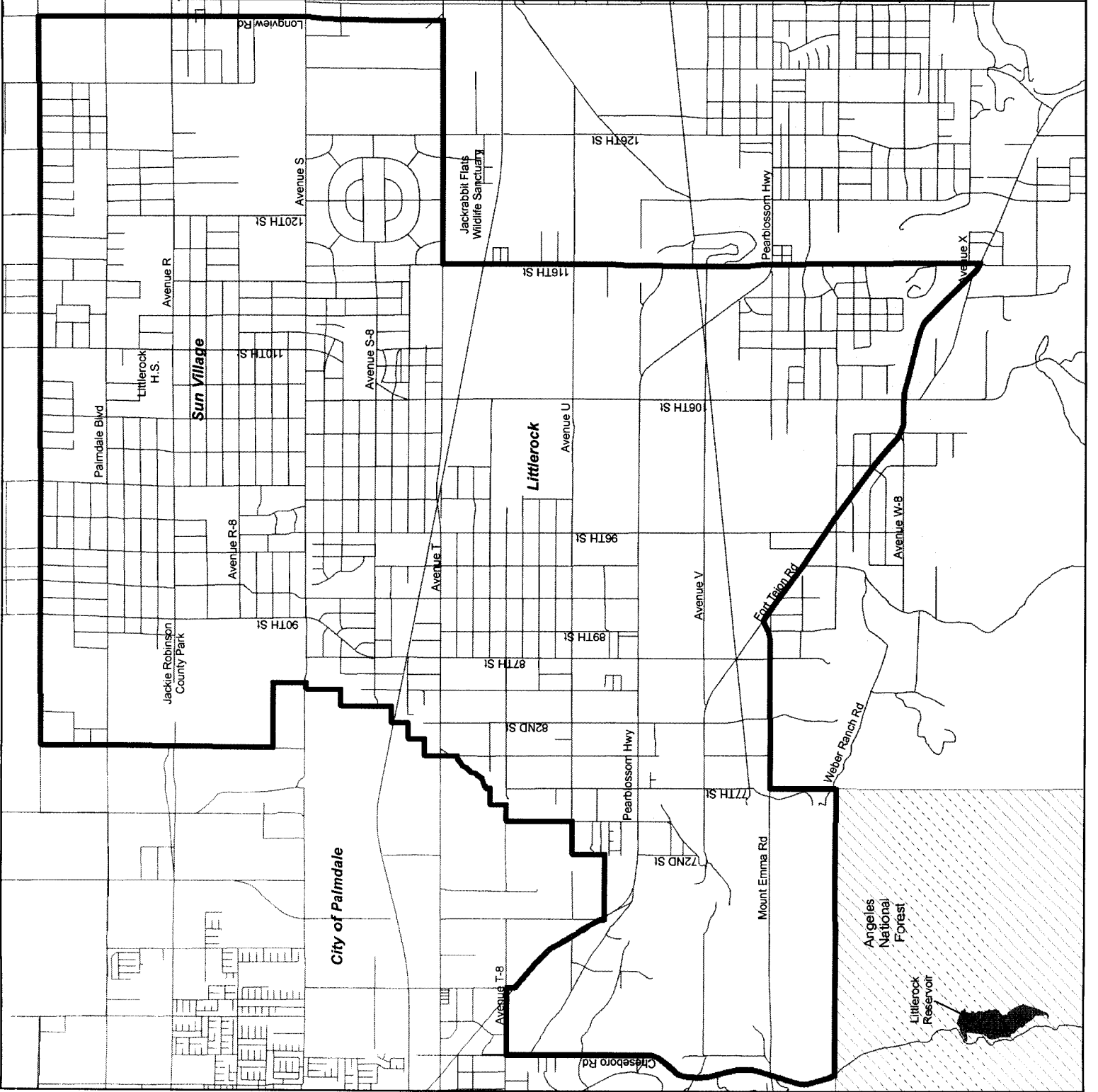
Legend:

- Streets
- Southeast Antelope Valley CSD Boundary
- Angeles National Forest
- Unincorporated Area




Key Map:



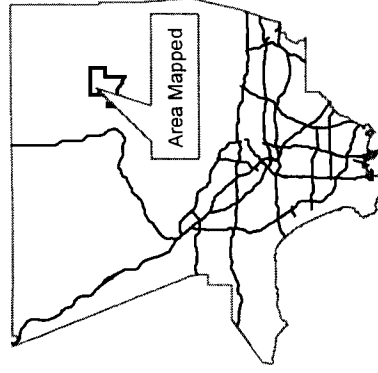
Los Angeles County
 Department of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012



**Boundary of the
Palmdale Boulevard
Commercial Area
Southeast Antelope Valley
Community Standards District**

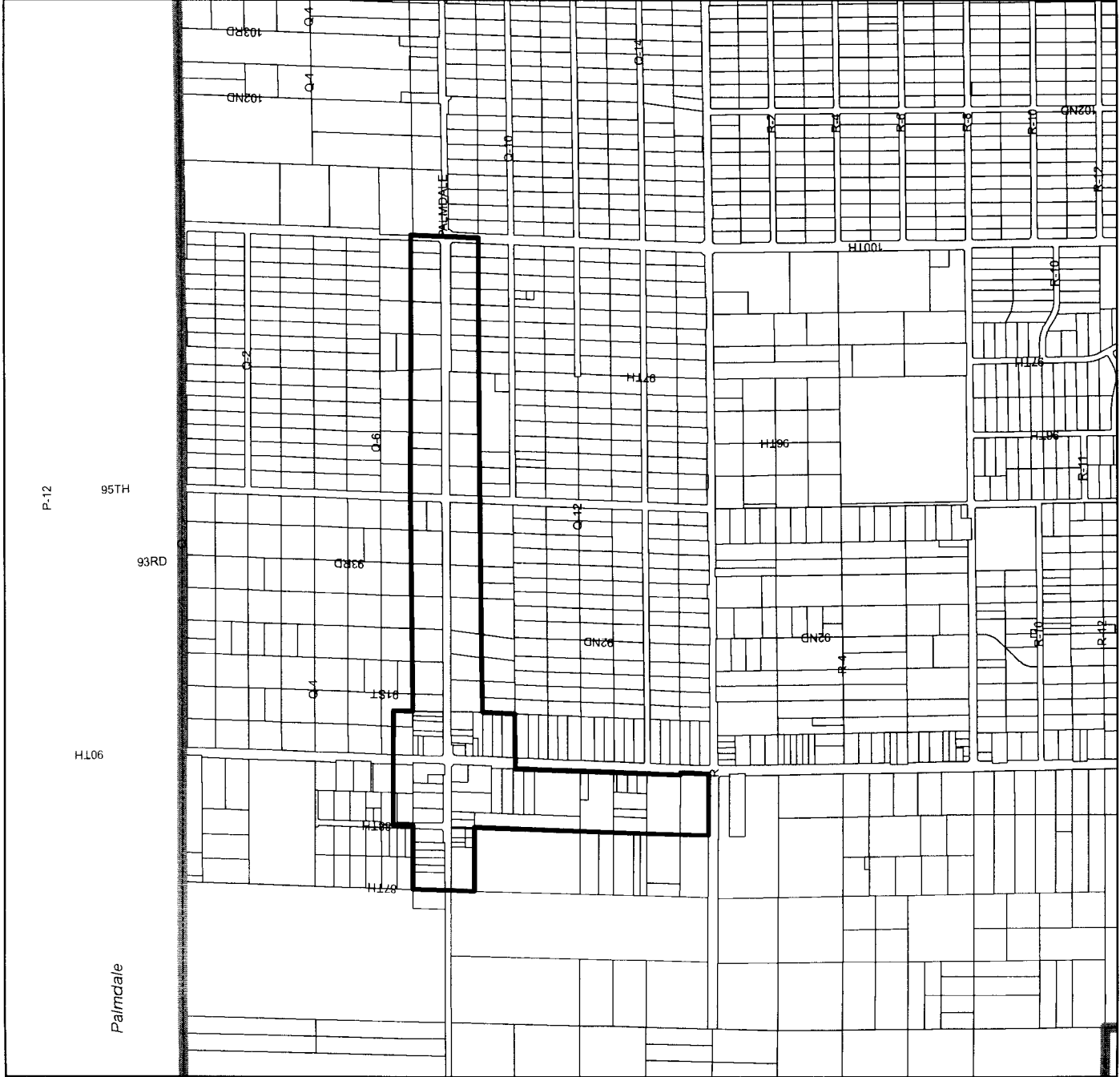
Legend:
 Area Specific Standards
 CSD Boundary
 2005 Parcels

Key Map:






0 285 570 1,140 1,710 Feet

Los Angeles County
 Department of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012

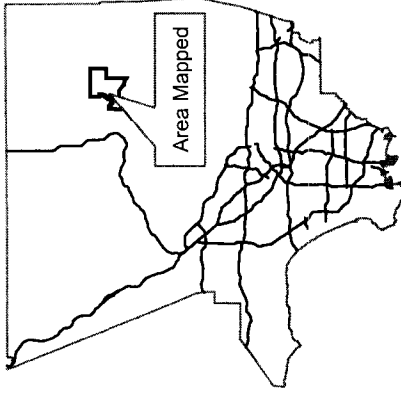


**Boundary of the
Pearblossom Highway
Commercial Area
Southeast Antelope Valley
Community Standards District**

Legend:

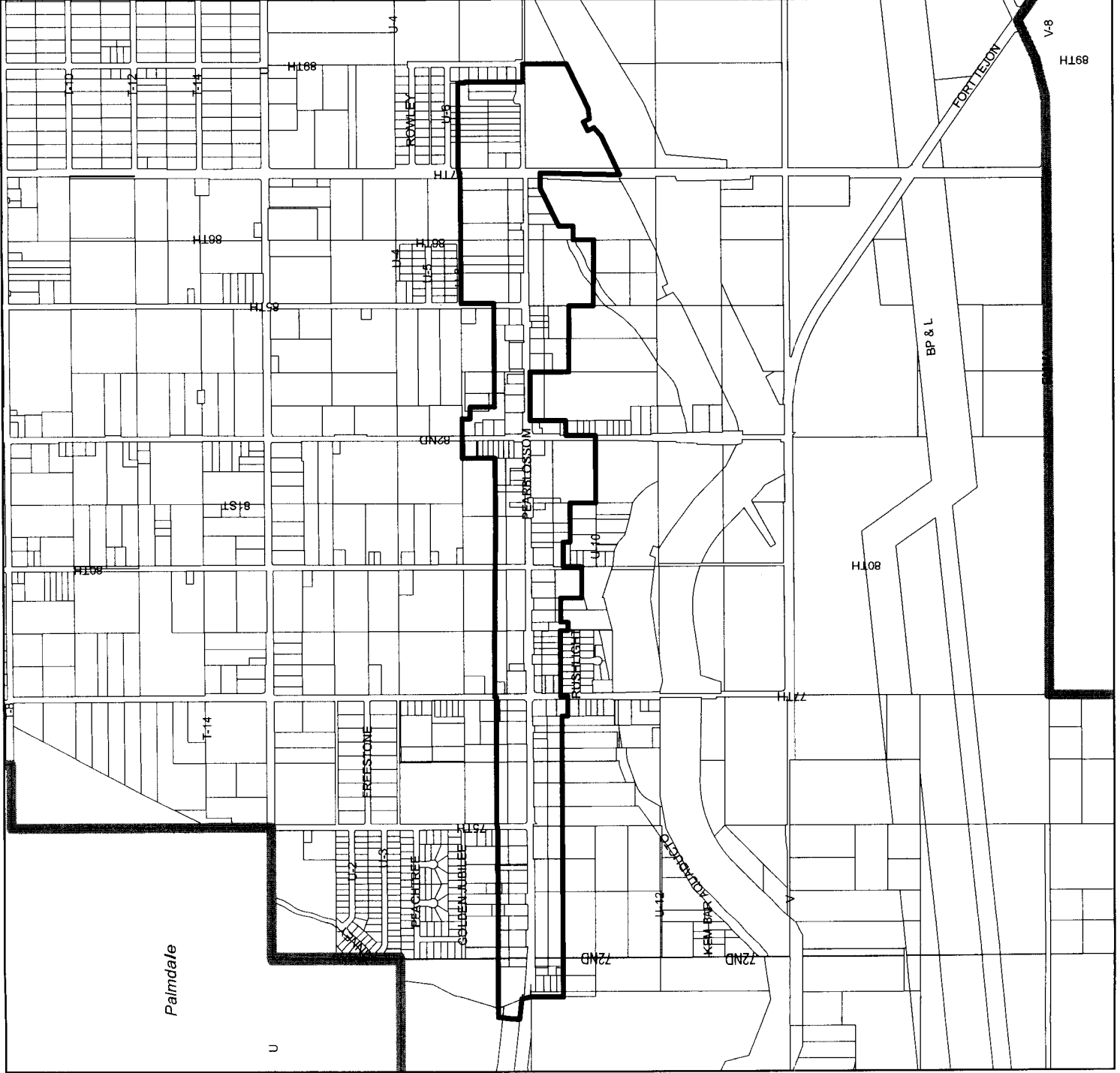
-  Area Specific Standards
-  CSD Boundary
-  2005 Parcels

Key Map:



0 255 510 1,020 1,530 Feet

Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



SECTION 3. This ordinance shall be published in The Metropolitan News a newspaper printed and published in the County of Los Angeles.



Zev Yaroslavsky
Chairman

ATTEST:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of June 26, 2007 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Supervisors Gloria Molina
Yvonne B. Burke
Don Knabe
Michael D. Antonovich
Zev Yaroslavsky

Noes

Supervisors None

Effective Date: July 26, 2007

Operative Date:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By Charlotte R. Brasfield
Deputy



APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Leela Kapur
Leela Kapur
Chief Deputy County Counsel